

# Executive Summary Report

## Characteristics Based Market Adjustment for 2002 Assessment Roll

**Area Name / Number:** Duvall - Carnation / 94

**Previous Physical Inspection:** 1998

### **Sales - Improved Summary:**

Number of Sales: 448

Range of Sale Dates: 1/2000 – 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	\$77,100	\$183,600	\$260,700	\$269,300	96.8%	7.56%
<b>2002 Value</b>	\$83,600	\$185,100	\$268,700	\$269,300	99.8%	7.22%
<b>Change</b>	+\$6,500	+\$1,500	+\$8,000		+3.0%	-0.34%
<b>% Change</b>	+8.4%	+0.8%	+3.1%		+3.1%	-4.50%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.34% and -4.50% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

### **Population - Improved Parcel Summary Data:**

	Land	Imps	Total
<b>2001 Value</b>	\$77,000	\$168,600	\$245,600
<b>2002 Value</b>	\$83,500	\$170,100	\$253,600
<b>Percent Change</b>	+8.4%	+0.9%	+3.3%

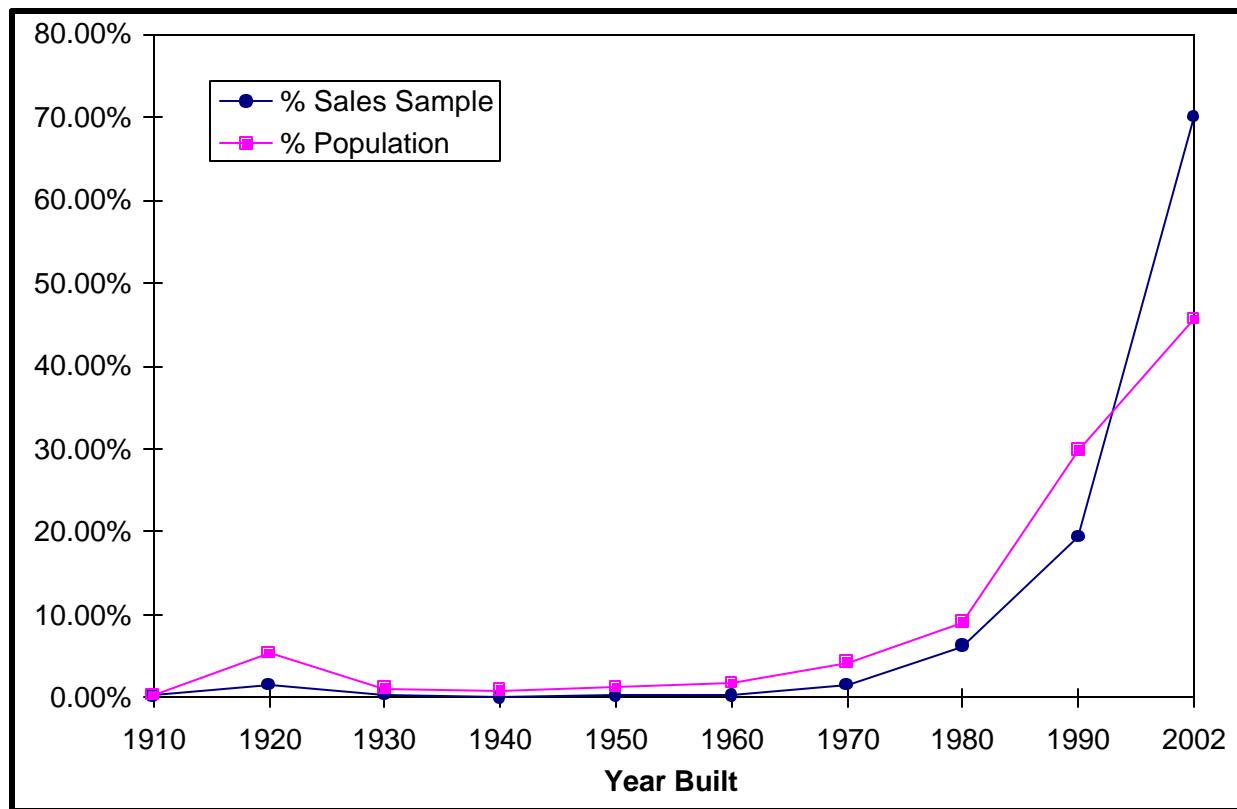
Number of improved Parcels in the Population: 2194

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in subarea 4 had a lower average ratio (assessed value/sales price) than subarea 2, so the formula adjusts properties in subarea 4 upward more than in the subarea 2. Homes with a condition of Good or Very Good and homes located in Taylor Heights Div. 1 (major number 856745), a plat within the City limits of Duvall, had higher average ratios (assessed value/sales price) than the others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

### *Sales Sample Representation of Population - Year Built*

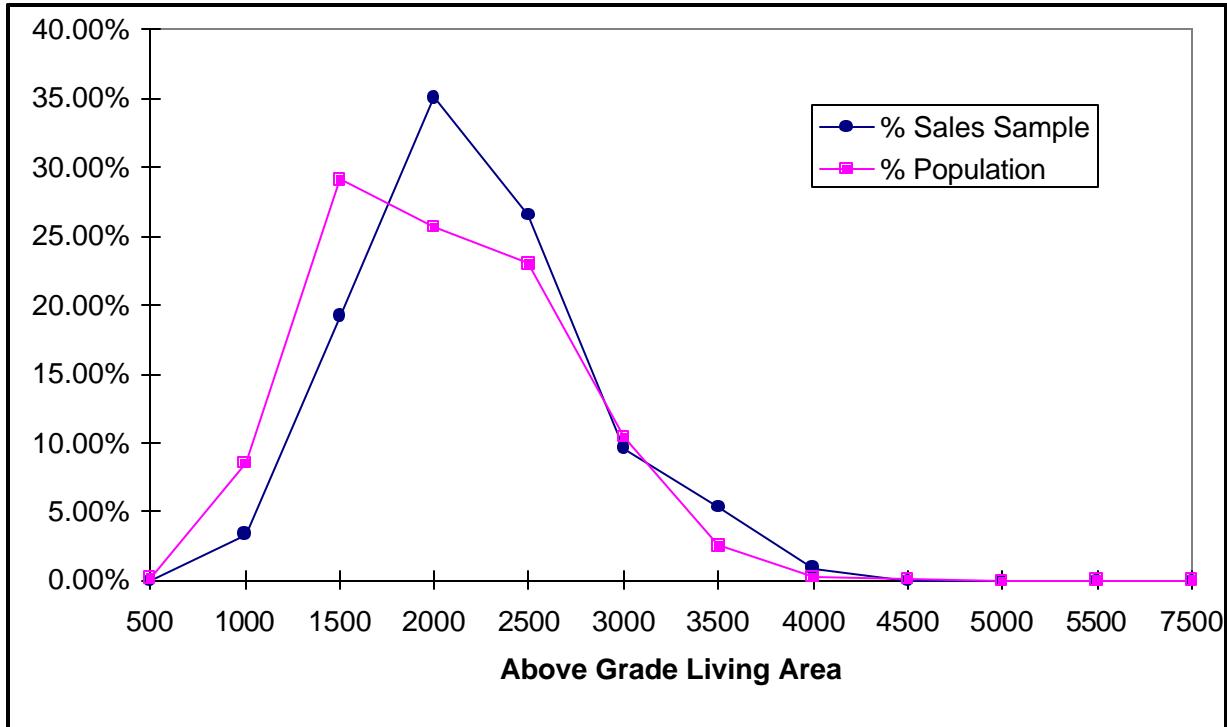
<b>Sales Sample</b>			<b>Population</b>		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	1	0.22%	1910	8	0.36%
1920	7	1.56%	1920	119	5.42%
1930	2	0.45%	1930	26	1.19%
1940	0	0.00%	1940	20	0.91%
1950	1	0.22%	1950	29	1.32%
1960	1	0.22%	1960	40	1.82%
1970	7	1.56%	1970	95	4.33%
1980	28	6.25%	1980	199	9.07%
1990	87	19.42%	1990	655	29.85%
2002	314	70.09%	2002	1003	45.72%
	448			2194	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### *Sales Sample Representation of Population - Above Grade Living Area*

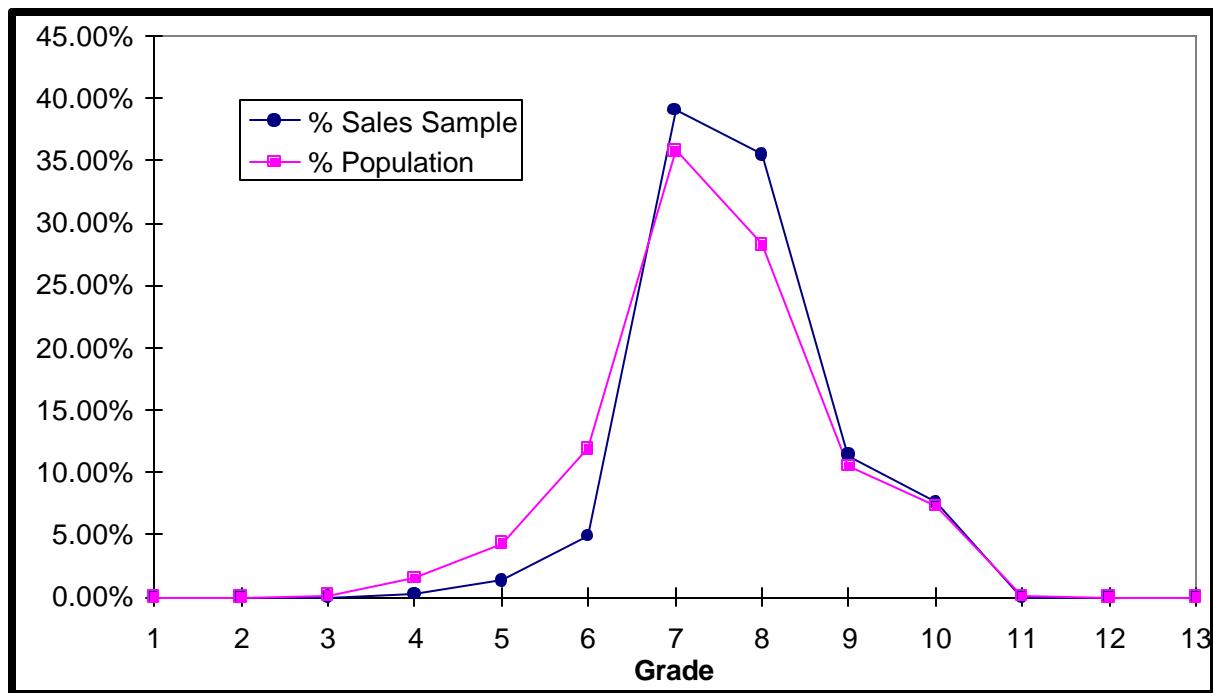
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	4	0.18%
1000	15	3.35%	1000	187	8.52%
1500	86	19.20%	1500	639	29.12%
2000	157	35.04%	2000	564	25.71%
2500	119	26.56%	2500	505	23.02%
3000	43	9.60%	3000	229	10.44%
3500	24	5.36%	3500	56	2.55%
4000	4	0.89%	4000	6	0.27%
4500	0	0.00%	4500	2	0.09%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	1	0.05%
7500	0	0.00%	7750	1	0.05%
	448			2194	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

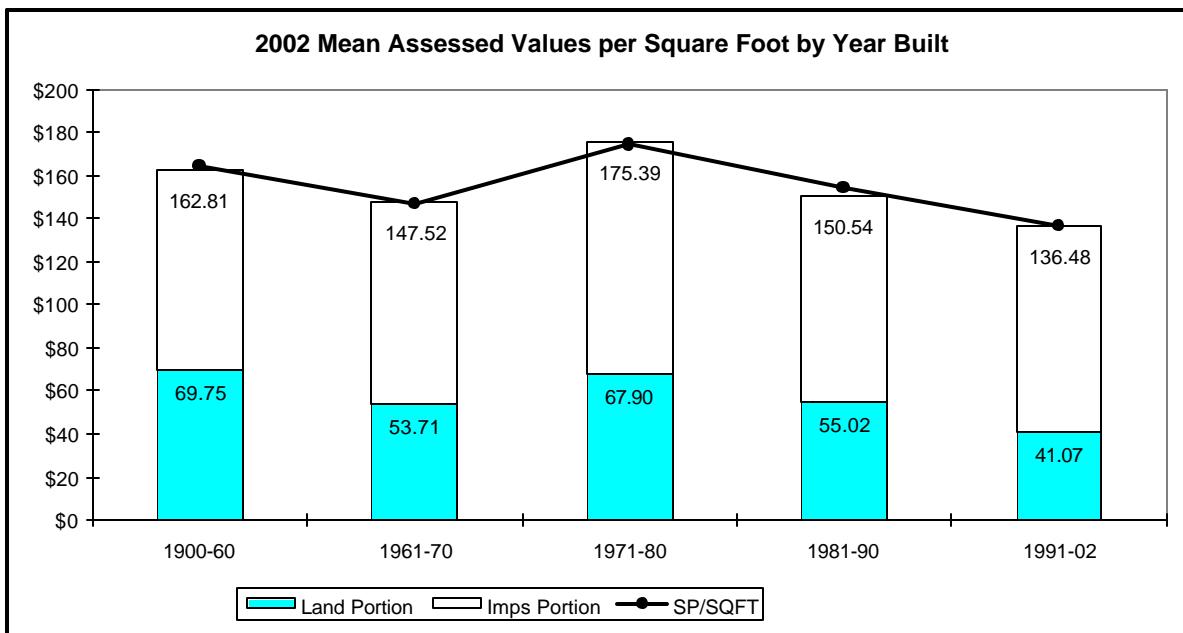
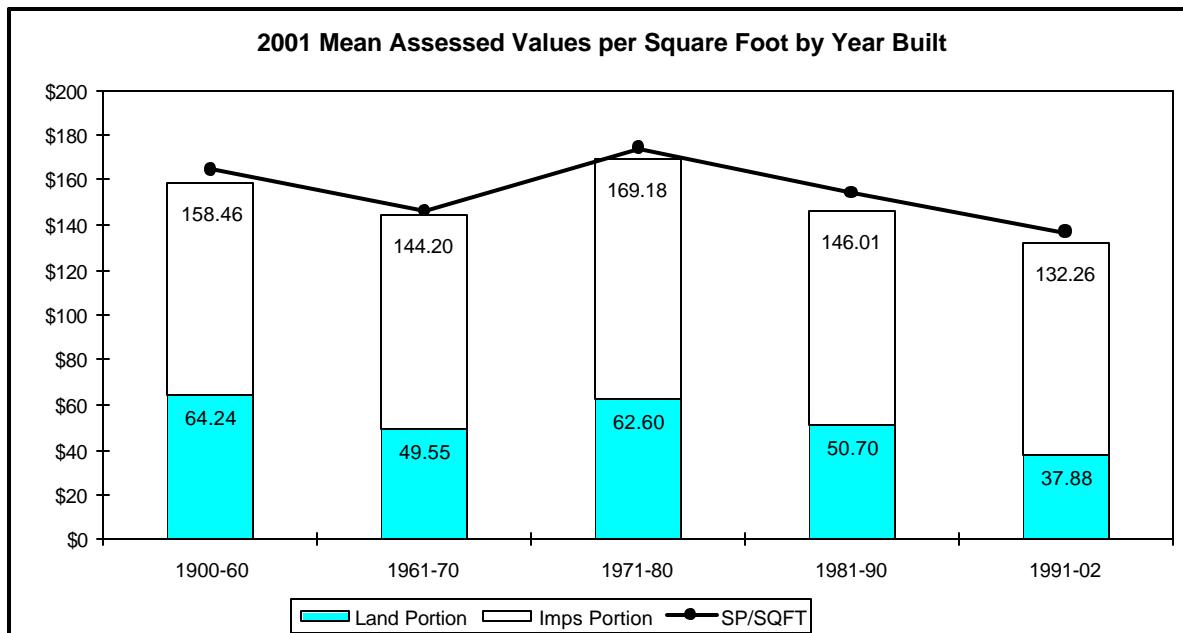
### *Sales Sample Representation of Population - Grade*

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	4	0.18%
4	1	0.22%	4	34	1.55%
5	6	1.34%	5	95	4.33%
6	22	4.91%	6	261	11.90%
7	175	39.06%	7	786	35.82%
8	159	35.49%	8	620	28.26%
9	51	11.38%	9	231	10.53%
10	34	7.59%	10	161	7.34%
11	0	0.00%	11	2	0.09%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		448			2194



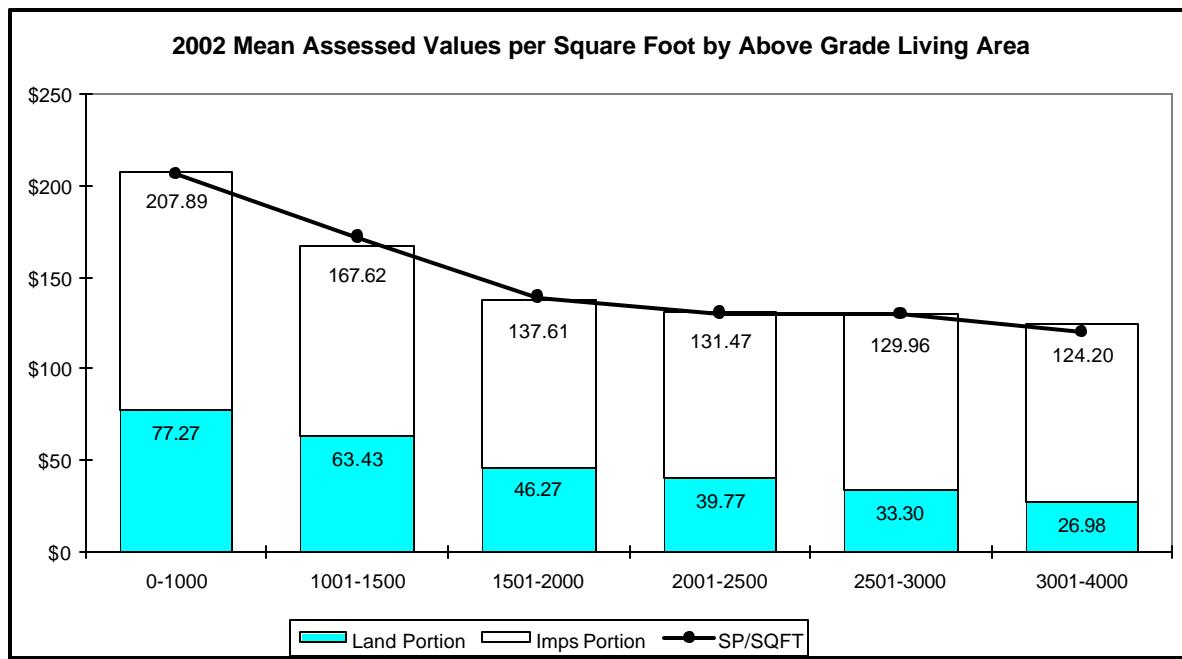
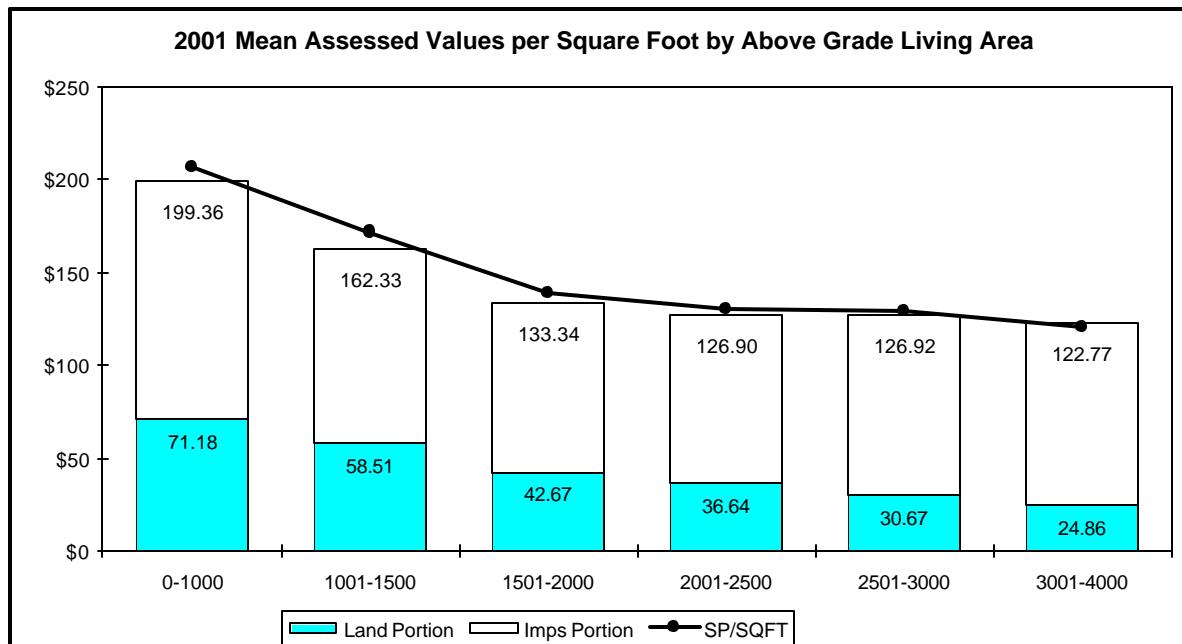
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

*Comparison of 2001 and 2002 Per Square Foot Values By Year Built*



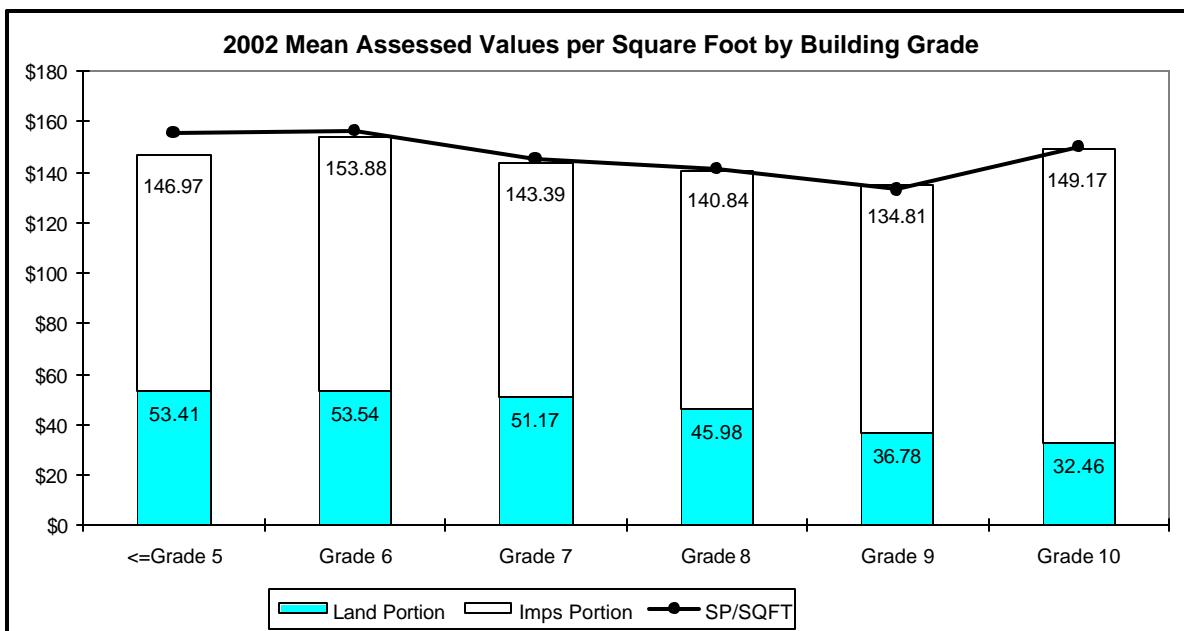
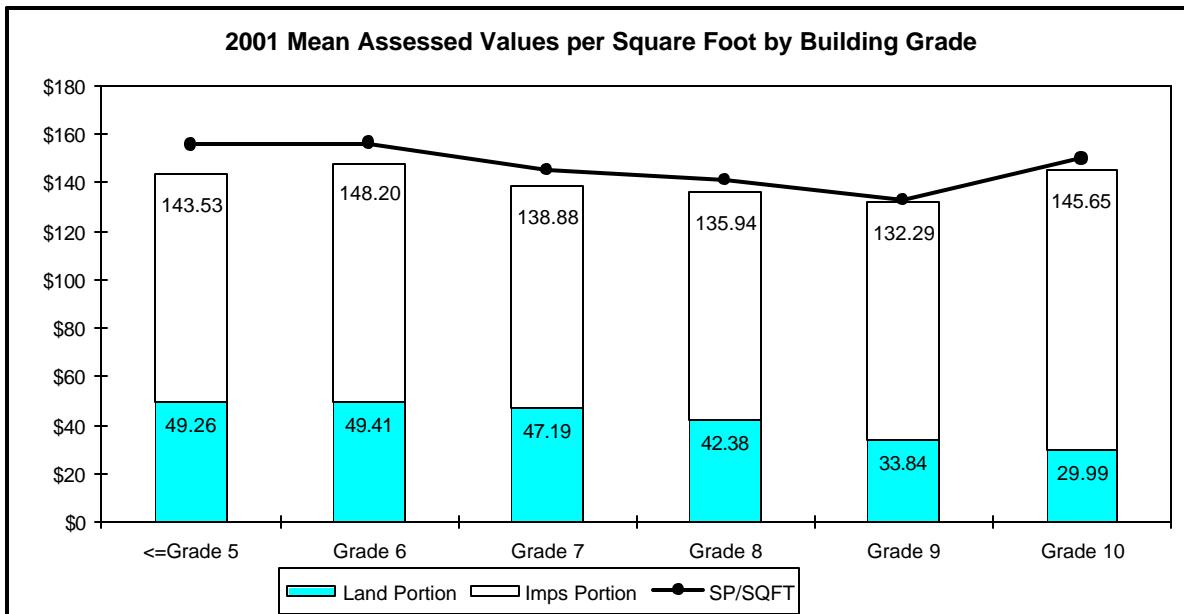
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2001 and 2002 Per Square Foot Values By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

### *Comparison of 2001 and 2002 Per Square Foot Values By Grade*



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. The sales sample included only 7 sales in the category less than or equal to grade (<=) 5.

## **Annual Update Process**

### **Personnel & Participation**

The Annual Update report and analysis were produced by Jeff Darrow, NE District Appraiser II. The process and results was prepared by the Appraisal Team Lead Appraiser, Jeff Darrow and reviewed by Will Mathews, NE District Senior Appraiser.

### **Data Utilized**

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

### **Land update**

Based on the 25 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 9% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.09, with the result rounded down to the next \$1,000.

### **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

The total assessed values on all improved parcels were based on the analysis of the 448 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in subarea 4 had a lower average ratio (assessed value/sales price) than those in subarea 2, thus receiving a higher upward adjustment than others. Homes with condition of Good or Very Good and homes located in Taylor Heights Div. 1 (major 856745) had higher average ratios (assessed value/sales price) than other properties, thus receiving downward or negative adjustments.

The derived adjustment formula is:

$$2002 \text{ Total Value} = 2001 \text{ Total Value} / (.9690935 - 3.154375E-02 * \text{Sub4} + .1183498 * \text{Plat856745} + 8.105676E-02 * \text{Good\_or\_Better})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

*Other:* If Multiple Improvements, House and Mobile Home or Accessory Improvements only the above formula would apply without any application of variables Plat856745 (Taylor Heights Div. 1) and Good\_or\_Better (Good or Very Good Condition). Only the overall adjustment and the Sub4 (SubArea 4) adjustment would apply to these types of properties. Residential properties located on commercially zoned land will be valued using 2001 total value x 1.0.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic upward adjustment of 3.19% indicated by the sales sample and an additional upward adjustment of 3.47% if it is located in SubArea 4. The resulting improvement value is calculated as follows:

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 94 Annual Update Model Adjustments

**2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

3.19%

<b>Good_or_Better</b>	<b>Yes</b>
% Adjustment	-7.96%
<b>Subarea 4</b>	<b>Yes</b>
% Adjustment	3.47%
<b>Major 856745</b>	<b>Yes</b>
% Adjustment	-11.23%

### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel located in major 856745 would *approximately* receive a 8.04% downward adjustment (3.19%-11.23%).

Generally older, lower grade parcels were at a lower assessment level than newer parcels. Acreage and waterfront parcels were also at a lower assessment level than the average. This model corrects for these strata differences.

70% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

***Area 94 Annual Update***  
***Summary of Neighborhood Plat Variables***

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
856745	Taylor Heights Div 1	7	27	25.9%	SW-18-26-10	2	8 to 10	2000 to 2001	Carnation-Duvall Rd.

***Area 94 Annual Update***  
***Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.997.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

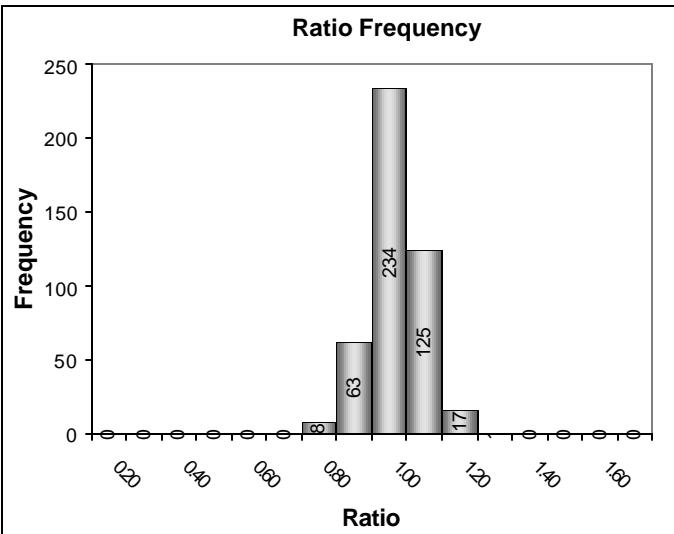
Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
<=5	7	0.937	0.955	0.019	0.842	1.067
6	22	0.955	0.991	3.8%	0.953	1.030
7	175	0.962	0.992	3.2%	0.982	1.003
8	159	0.964	0.999	3.7%	0.988	1.010
9	51	0.998	1.014	1.6%	0.993	1.034
10	34	0.974	0.997	2.4%	0.975	1.019
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1960	12	0.992	1.018	2.6%	0.946	1.091
1961-1970	7	0.990	1.008	1.8%	0.927	1.089
1971-1980	28	0.966	0.998	3.4%	0.963	1.034
1981-1990	87	0.951	0.980	3.1%	0.967	0.992
1991-2000	256	0.973	1.005	3.3%	0.995	1.014
>2000	58	0.966	0.984	1.9%	0.972	0.997
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	1	0.853	0.880	3.1%	N/A	N/A
Average	437	0.967	0.998	3.2%	0.991	1.005
Good	7	1.018	0.978	-3.9%	0.893	1.063
Very Good	3	1.079	1.038	-3.8%	0.961	1.115
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	126	0.957	0.990	3.4%	0.975	1.005
1.5	12	1.004	1.034	2.9%	0.972	1.096
2	310	0.971	0.999	3.0%	0.992	1.007

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
<1000	15	0.963	1.003	4.2%	0.950	1.056
1001-1500	86	0.946	0.976	3.2%	0.959	0.994
1501-2000	157	0.958	0.989	3.2%	0.978	1.000
2001-2500	119	0.972	1.007	3.6%	0.995	1.019
2501-3000	43	0.977	1.000	2.4%	0.983	1.018
3001-4000	28	1.018	1.030	1.2%	1.008	1.053
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0	436	0.969	0.998	3.0%	0.991	1.005
1	12	0.952	0.983	3.3%	0.930	1.036
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0	447	0.968	0.998	3.0%	0.991	1.004
1	1	1.029	1.095	6.5%	N/A	N/A
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
2	376	0.973	0.998	2.6%	0.991	1.005
4	72	0.939	0.996	6.1%	0.976	1.015
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3000-5000	70	0.974	1.004	3.0%	0.987	1.020
5001-8000	75	0.956	0.984	3.0%	0.967	1.002
8001-12000	102	0.987	1.004	1.7%	0.989	1.018
12001-16000	111	0.964	0.994	3.1%	0.981	1.007
16001-20000	35	0.943	0.977	3.5%	0.954	0.999
20001-30000	42	0.963	1.015	5.4%	0.995	1.034
30001-43559	5	0.961	0.996	3.6%	0.857	1.136
>=1 AC	8	1.027	1.054	2.6%	0.977	1.130

*Annual Update Ratio Study Report (Before)*

*2001 Assessments*

<b>District/Team:</b> NE / Team - 3	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 7/25/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 94-Carnation/Duvall	<b>Analyst ID:</b> JDAR	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 448 <b>Mean Assessed Value</b> 260,700 <b>Mean Sales Price</b> 269,300 <b>Standard Deviation AV</b> 72,929 <b>Standard Deviation SP</b> 70,422			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.968 <b>Median Ratio</b> 0.961 <b>Weighted Mean Ratio</b> 0.968			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.734 <b>Highest ratio:</b> 1.203 <b>Coefficient of Dispersion</b> 5.99% <b>Standard Deviation</b> 0.073 <b>Coefficient of Variation</b> 7.56%			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> <i>Lower limit</i> 0.955 <i>Upper limit</i> 0.971 <b>95% Confidence: Mean</b> <i>Lower limit</i> 0.961 <i>Upper limit</i> 0.974			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 2194 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.073 <b>Recommended minimum:</b> 9 <b>Actual sample size:</b> 448 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 241 # ratios above mean: 207 Z: 1.606 <b>Conclusion:</b> <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



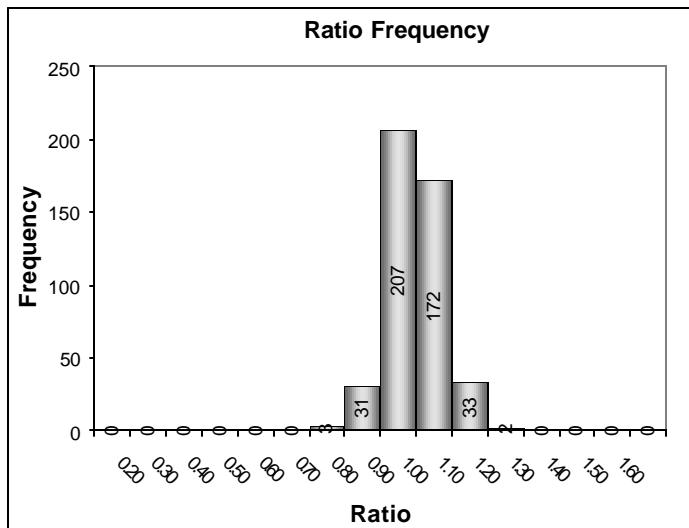
**COMMENTS:**

Single Family Residences throughout area 94

***Annual Update Ratio Study Report (After)***

***2002 Assessments***

District/Team: NE / Team - 3	Lien Date: 01/01/2002	Date of Report: 7/25/2002	Sales Dates: 1/2000 - 12/2001
Area 94-Carnation/Duvall	Analyst ID: JDAR	Property Type: Single Family Residences	Adjusted for time?: No
<b>SAMPLE STATISTICS</b>			
Sample size (n)	448		
Mean Assessed Value	268,600		
Mean Sales Price	269,300		
Standard Deviation AV	72,938		
Standard Deviation SP	70,422		
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.995		
Weighted Mean Ratio	0.997		
<b>UNIFORMITY</b>			
Lowest ratio	0.782		
Highest ratio:	1.210		
Coefficient of Dispersion	5.75%		
Standard Deviation	0.072		
Coefficient of Variation	7.22%		
Price Related Differential (PRD)	1.001		
<b>RELIABILITY</b>			
95% Confidence: Median			
Lower limit	0.987		
Upper limit	1.003		
95% Confidence: Mean			
Lower limit	0.991		
Upper limit	1.005		
<b>SAMPLE SIZE EVALUATION</b>			
N (population size)	2194		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.072		
Recommended minimum:	8		
Actual sample size:	448		
Conclusion:	OK		
<b>NORMALITY</b>			
Binomial Test			
# ratios below mean:	234		
# ratios above mean:	214		
Z:	0.945		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



**COMMENTS:**

Single Family Residences throughout area 94

Both assessment level and uniformity have been improved by application of the recommended values.

## *Glossary for Improved Sales*

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Available for Annual Update Analysis***  
**Area 94**  
***(I-3 Family Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	212970	0280	9/26/00	175000	1620	0	4	1929	5	190357	N	N	29017 NE BIG ROCK RD
2	213070	2185	4/5/00	150000	1010	0	5	1910	2	4278	N	N	26721 NE VIRGINIA ST
2	213120	1075	7/24/00	187000	1040	0	5	1912	4	5970	N	N	26801 NE STELLA ST
2	213170	0510	5/8/00	143000	1330	0	5	1913	3	10000	N	N	26520 NE VALLEY ST
2	132606	9140	12/3/01	164000	960	0	6	1982	3	10260	N	N	26918 NE 152ND ST
2	213070	0900	11/14/00	183262	1000	0	6	1911	3	13451	N	N	26521 NE CHERRY ST
2	213070	2075	4/25/01	196175	1010	0	6	1977	3	7500	N	N	26737 NE STEWART ST
2	213170	1086	7/31/01	180000	1040	0	6	1969	3	7500	N	N	26628 NE VALLEY ST
2	213020	0250	5/24/01	194000	1080	0	6	1986	3	12075	N	N	27515 NE 143RD ST
2	213220	0540	5/15/00	167500	1140	0	6	1983	3	7503	N	N	26714 NE BIRD ST
2	213120	0345	2/23/00	155000	1280	0	6	1987	3	5000	N	N	26809 NE VIRGINIA ST
2	213070	2080	9/21/01	195000	1300	0	6	1980	3	7500	N	N	26729 NE STEWART ST
2	213020	0270	1/8/01	199000	1350	0	6	1986	3	14504	N	N	14310 275TH AV NE
2	213070	1867	8/29/01	189000	820	400	7	1983	3	7500	N	N	26727 NE STELLA ST
2	132606	9046	11/28/00	310000	860	320	7	1974	3	139392	N	N	26919 NE 152ND ST
2	213000	0030	4/24/01	199950	1030	0	7	1984	3	14138	N	N	14511 272ND PL NE
2	213220	0140	5/11/00	219990	1080	0	7	1986	3	11000	N	N	26831 NE BEADONHALL ST
2	213220	0140	6/12/01	219950	1080	0	7	1986	3	11000	N	N	26831 NE BEADONHALL ST
2	732620	0020	3/12/01	214000	1090	0	7	2000	3	5227	N	N	15133 279TH LN NE
2	732620	0080	3/27/01	212648	1090	0	7	2000	3	4731	N	N	15118 279TH LN NE
2	732620	0160	3/27/01	212046	1090	0	7	2001	3	4711	N	N	15125 279TH PL NE
2	379341	0020	2/15/01	223000	1100	550	7	2000	3	10900	N	N	27619 NE 140TH CT
2	379341	0020	2/11/00	218300	1100	550	7	2000	3	10900	N	N	27619 NE 140TH CT
2	011290	0150	8/25/00	208065	1100	0	7	2000	3	4644	N	N	15120 279TH PL NE
2	011290	0130	10/25/00	216470	1100	0	7	2000	3	4600	N	N	15108 279TH PL NE
2	213020	0020	9/15/00	195000	1110	0	7	1987	3	11200	N	N	27711 NE 142ND PL
2	213041	0120	11/6/01	224500	1110	0	7	1987	3	10105	N	N	15115 3RD LN NE
2	140281	0080	2/25/00	182000	1110	0	7	1986	3	9940	N	N	27117 NE MILLER ST
2	140280	0050	8/16/00	192500	1110	0	7	1985	3	9665	N	N	14709 3RD PL NE
2	213001	0060	7/17/00	198000	1130	0	7	1985	3	14016	N	N	14508 273RD PL NE
2	213220	0420	4/5/01	171500	1140	0	7	1985	3	7504	N	N	16117 3RD AV NE
2	140281	0200	1/14/00	186000	1160	0	7	1986	3	13694	N	N	14708 3RD CT NE
2	213120	1140	7/17/01	217500	1210	0	7	1993	3	7500	N	N	26910 NE STEPHENS ST

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	213120	1140	1/21/00	198500	1210	0	7	1993	3	7500	N	N	26910 NE STEPHENS ST
2	382120	0070	11/2/01	199000	1230	1020	7	1980	3	10170	N	N	14832 KENNEDY PL NE
2	213042	0050	9/27/01	232500	1230	320	7	1988	3	9604	N	N	26830 NE DOROTHY ST
2	213040	0060	2/5/01	210000	1230	0	7	1987	3	9600	N	N	26906 NE RING ST
2	213120	0515	3/20/00	164000	1230	0	7	1968	5	7404	N	N	26925 NE STEWART ST
2	213220	0110	11/2/01	208650	1240	0	7	1986	3	7505	N	N	26813 NE BEADONHALL ST
2	213170	1100	10/27/00	171000	1250	0	7	1969	3	8359	N	N	15207 BROADWAY AV NE
2	213120	0270	11/2/00	197000	1330	0	7	1978	3	10000	N	N	26923 NE VIRGINIA ST
2	213120	0355	9/18/01	194000	1330	0	7	1977	3	6519	N	N	26805 NE VIRGINIA ST
2	667292	0190	7/18/01	224000	1370	0	7	1988	3	14012	N	N	14130 280TH LN NE
2	213020	0180	11/7/01	232450	1380	0	7	1987	3	11077	N	N	27720 NE 142ND PL
2	213070	1965	4/5/00	190000	1380	0	7	1987	3	10000	N	N	15631 3RD AV NE
2	132606	9208	5/11/01	226800	1390	0	7	1995	3	14599	N	N	27431 NE 153RD PL
2	212970	0525	12/22/00	219000	1400	0	7	1977	3	18002	N	N	27726 NE BIG ROCK RD
2	213001	0050	8/13/01	219000	1410	0	7	1985	3	14043	N	N	14516 273RD PL NE
2	213001	0040	6/13/00	219950	1410	0	7	1986	3	14006	N	N	14518 273RD PL NE
2	213170	0965	12/6/01	204750	1410	0	7	1974	3	9900	N	N	15308 2ND AV NE
2	213042	0040	8/29/00	214000	1440	0	7	1988	3	9600	N	N	26826 NE DOROTHY ST
2	213120	0764	6/20/00	199950	1480	0	7	1976	4	7500	N	N	26915 NE CHERRY ST
2	213300	0250	7/28/00	244950	1490	0	7	1988	3	15231	N	N	14325 276TH AV NE
2	667291	0050	9/6/01	230000	1500	0	7	1986	3	11236	N	N	14115 278TH AV NE
2	667292	0150	6/28/00	207000	1500	0	7	1987	3	11233	N	N	14143 280TH LN NE
2	011290	0050	3/5/01	215000	1500	0	7	2001	3	5031	N	N	27831 NE 151ST ST
2	011290	0090	10/19/00	222575	1510	0	7	2000	3	4574	N	N	27921 NE 151ST ST
2	011290	0120	9/20/00	222875	1510	0	7	2000	3	4266	N	N	15102 279TH PL NE
2	011290	0210	4/23/01	228200	1510	0	7	2000	3	3577	N	N	15110 279TH LN NE
2	011290	0170	3/19/01	226075	1520	0	7	2000	3	3577	N	N	15113 279TH PL NE
2	213301	0130	8/15/01	245000	1530	0	7	1989	3	11367	N	N	14319 279TH PL NE
2	011290	0220	8/21/01	224540	1530	0	7	2001	3	3898	N	N	15118 279TH LN NE
2	732620	0090	5/24/01	230000	1540	0	7	2000	3	5218	N	N	15122 279TH LN NE
2	213040	0120	1/24/00	208000	1550	0	7	1987	3	10347	N	N	15231 3RD PL NE
2	011290	0100	9/18/00	223280	1550	0	7	2000	3	6862	N	N	27927 NE 151ST ST
2	732620	0030	12/8/00	225479	1550	0	7	2000	3	5401	N	N	15129 279TH LN NE

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>		<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	732620	0170		6/6/01	226085	1550	0	7	2001	3	4712	N	N	15121 279TH PL NE
2	732620	0300		6/27/01	230950	1550	0	7	2001	3	4603	N	N	27912 NE 152ND PL
2	732620	0190		4/9/01	229920	1550	0	7	2001	3	4553	N	N	15124 279TH PL NE
2	732620	0180		6/25/01	231000	1550	0	7	2000	3	4552	N	N	15122 279TH PL NE
2	732620	0210		3/30/01	228801	1550	0	7	2001	3	4507	N	N	15132 279TH PL NE
2	011290	0230		6/12/01	235500	1550	0	7	2000	3	4483	N	N	15111 279TH LN NE
2	011290	0230		10/5/00	222555	1550	0	7	2000	3	4483	N	N	15111 279TH LN NE
2	732620	0240		3/19/01	228620	1550	0	7	2001	3	4393	N	N	15210 129TH PL NE
2	732620	0040		12/12/00	220575	1550	0	7	2000	3	3849	N	N	15127 279TH LN NE
2	011290	0190		11/22/00	220915	1550	0	7	2000	3	3777	N	N	27908 NE 151ST ST
2	213190	0170		4/3/01	299950	1560	480	7	1987	3	30119	N	N	27011 NE 144TH PL
2	213300	0210		12/4/01	233500	1570	0	7	1989	3	11885	N	N	27601 NE 143RD PL
2	213301	0200		10/12/00	239900	1590	0	7	1989	3	14080	N	N	14304 278TH AV NE
2	667292	0120		8/22/01	227000	1600	0	7	1987	3	14084	N	N	27828 NE 141ST PL
2	732620	0250		9/27/01	228576	1600	0	7	2001	3	4193	N	N	15207 279TH PL. NE
2	011290	0250		6/28/01	224800	1600	0	7	2001	3	4080	N	N	27832 NE 151ST ST
2	213170	0680		6/26/01	224500	1610	0	7	1963	3	12500	N	N	26525 NE STEPHENS ST
2	213301	0210		3/12/01	218000	1620	0	7	1989	3	14080	N	N	14238 278TH AV NE
2	213301	0250		7/2/01	244000	1620	0	7	1989	3	11833	N	N	27615 NE 143RD ST
2	011290	0110		3/9/01	219990	1620	0	7	2001	3	5992	N	N	27933 NE 151ST ST
2	011290	0080		12/8/00	201475	1620	0	7	2000	3	5031	N	N	27915 NE 151ST ST
2	732620	0130		2/15/01	212610	1620	0	7	2001	3	4696	N	N	27925 NE 152ND ST
2	732620	0060		11/15/01	225000	1620	0	7	2001	3	4649	N	N	15119 279TH LN NE
2	732620	0060		1/30/01	203625	1620	0	7	2001	3	4649	N	N	15119 279TH LN NE
2	732620	0280		7/20/01	213350	1620	0	7	2001	3	4620	N	N	27924 NE 152ND ST
2	011290	0240		2/18/01	209275	1620	0	7	2000	3	4380	N	N	15109 279TH LN NE
2	132606	9188		3/13/01	218000	1640	0	7	1988	3	10424	N	N	14805 4TH PL NE
2	011290	0040		7/7/01	223500	1670	0	7	2001	3	5031	N	N	27825 NE 151ST ST
2	213042	0110		2/16/00	223950	1680	0	7	1988	3	10851	N	N	15005 3RD LN NE
2	213042	0150		11/1/00	234400	1680	0	7	1988	3	10383	N	N	15031 3RD LN NE
2	213041	0010		8/24/01	246900	1680	0	7	1987	3	9600	N	N	26922 NE RING ST
2	011290	0060		1/8/01	227000	1680	0	7	2001	3	5031	N	N	27901 NE 151ST ST
2	213190	0060		9/12/00	213340	1690	0	7	1985	3	29920	N	N	27106 NE 144TH PL

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	732620	0150	4/23/01	230300	1720	0	7	2001	3	5574	N	N	27935 NE 152ND ST
2	732620	0010	3/27/01	227475	1720	0	7	2000	3	4980	N	N	27807 NE 152ND ST
2	011290	0180	5/3/01	225875	1720	0	7	2000	3	4779	N	N	27918 NE 151ST ST
2	187550	0080	4/9/01	255000	1730	0	7	1994	3	14783	N	N	14036 282ND LN NE
2	187550	0130	3/9/00	247000	1730	0	7	1994	3	12955	N	N	28229 NE 141ST PL
2	213190	0010	11/27/00	296500	1740	0	7	1989	3	35291	N	N	26804 NE 144TH PL
2	213041	0080	6/14/01	272000	1760	0	7	1987	3	19151	N	N	27027 NE RING ST
2	952650	0200	7/26/01	254100	1770	0	7	2001	3	11329	N	N	27431 NE 155TH PL
2	952650	0030	6/18/01	247800	1770	0	7	2001	3	10348	N	N	27418 NE 155TH PL
2	952650	0040	7/20/01	256215	1810	600	7	2001	3	10748	N	N	27412 NE 155TH PL
2	213120	0885	5/16/00	195000	1830	0	7	1913	4	10000	N	N	26836 NE STELLA ST
2	187550	0050	5/7/01	267550	1840	0	7	1995	3	14040	N	N	28226 NE 141ST PL
2	242606	9074	10/23/01	224000	1920	0	7	1989	3	14010	N	N	14412 274TH CT NE
2	732620	0100	12/22/00	235295	1920	100	7	2000	3	5874	N	N	27911 NE 152ND ST
2	732620	0070	11/15/00	233875	1920	100	7	2000	3	5648	N	N	15115 279TH LN NE
2	732620	0120	8/13/01	242635	1920	0	7	2001	3	4954	N	N	27921 NE 152ND ST
2	732620	0220	3/19/01	242150	1920	100	7	2001	3	4510	N	N	15136 279TH PL NE
2	732620	0320	3/6/01	235540	1920	100	7	2001	3	4347	N	N	27820 NE 152ND ST
2	011290	0200	8/23/01	229000	1960	0	7	2000	3	4354	N	N	15104 279TH LN NE
2	011290	0200	11/27/00	225875	1960	0	7	2000	3	4354	N	N	15104 279TH LN NE
2	213041	0020	6/12/01	264000	1970	0	7	1987	3	9600	N	N	26930 NE RING ST
2	011290	0070	7/20/01	227905	1980	0	7	2001	3	5031	N	N	27907 NE 151ST ST
2	011290	0140	3/29/01	225000	1980	0	7	2001	3	4643	N	N	15114 279TH PL NE
2	732620	0260	4/23/01	231000	1980	0	7	2001	3	4599	N	N	27932 NE 152ND ST
2	732620	0230	5/25/01	230000	1980	0	7	2001	3	4550	N	N	15204 279TH PL NE
2	667292	0130	6/11/01	266000	2000	0	7	1987	3	14170	N	N	27820 NE 141ST ST
2	952650	0010	6/25/01	240675	2000	0	7	2001	3	11549	N	N	27430 NE 155TH PL
2	187550	0040	11/20/01	258000	2040	0	7	1995	3	14071	N	N	28220 NE 141ST ST
2	103800	0050	11/5/01	290000	2100	0	7	2001	3	16808	N	N	26428 NE KENNEDY DR
2	213070	2360	2/23/00	225000	2100	0	7	1978	4	10006	N	N	26714 NE VIRGINIA ST
2	213301	0080	7/19/00	259900	2130	0	7	1989	3	16435	N	N	27905 NE 144TH ST
2	213300	0070	5/22/00	259950	2150	0	7	1988	3	13088	N	N	14328 277TH PL NE
2	080830	0140	8/1/00	237185	2200	0	7	2000	3	10550	N	N	28305 NE RONEY RD

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	080830	0740	2/17/00	233649	2200	0	7	2000	3	9015	N	N	14003 285TH CIR NE
2	213070	1835	3/27/00	229000	2220	0	7	1978	3	9100	N	N	26636 NE STEPHENS ST
2	212970	0100	5/16/00	289000	2290	0	7	1996	3	188614	N	N	29004 NE BIG ROCK RD
2	213040	0070	12/1/00	250000	2310	0	7	1987	3	9600	N	N	26914 NE RING ST
2	132606	9176	1/13/01	255000	2320	0	7	1988	3	42647	N	N	14901 275TH AV NE
2	103800	0030	5/10/01	308000	2370	0	7	2001	3	15219	N	N	26508 NE KENNEDY DR
2	103800	0040	6/8/01	313000	2370	0	7	2001	3	12753	N	N	26502 NE KENNEDY DR
2	667292	0060	8/30/01	255000	2370	0	7	1987	3	12024	N	N	14033 279TH LN NE
2	103800	0020	10/5/01	310000	2380	0	7	2001	3	17520	N	N	26512 NE KENNEDY DR
2	103800	0010	4/24/01	303000	2420	0	7	2001	3	7317	N	N	26518 NE KENNEDY DR
2	080830	0130	6/27/00	267434	2460	0	7	2000	3	11121	N	N	28311 NE RONEY RD
2	080830	0160	6/21/00	251231	2480	0	7	2000	3	11922	N	N	28825 NE RONEY RD
2	080830	0710	8/8/01	286900	2489	0	7	2000	3	9503	N	N	14012 284TH CIR NE
2	080830	0710	1/31/00	258485	2489	0	7	2000	3	9503	N	N	14012 284TH CIR NE
2	080830	0220	9/14/00	269079	2490	0	7	2000	3	8380	N	N	13821 282ND CT NE
2	080830	0170	9/13/00	258740	2490	0	7	2000	3	7876	N	N	13824 282ND CT NE
2	080830	0760	4/25/00	265080	2520	0	7	2000	3	9462	N	N	14011 285TH CIR NE
2	080830	0090	3/10/00	271285	2650	0	7	2000	3	9065	N	N	13839 283RD AV NE
2	080830	0010	5/23/00	290621	2650	0	7	2000	3	7969	N	N	13831 282ND CT NE
2	080830	0030	5/10/00	266194	2650	0	7	2000	3	7210	N	N	13841 282ND CT NE
2	080830	0150	8/1/00	269198	2670	0	7	2000	3	9524	N	N	28231 NE RONEY RD
2	080830	0800	2/24/00	270215	2720	0	7	2000	3	8832	N	N	14031 284TH CIR NE
2	080830	0050	5/3/00	269188	2820	0	7	2000	3	7758	N	N	13838 282ND CT NE
2	080830	0820	3/10/00	279702	3040	0	7	2000	3	81033	N	N	14017 284TH CIR NE
2	080830	0200	8/14/00	310715	3040	0	7	2000	3	20682	N	N	13815 282ND CT NE
2	080830	0720	3/14/00	305252	3040	0	7	2000	3	9311	N	N	14008 284TH CIR NE
2	080830	0240	5/17/00	298035	3060	0	7	2000	3	18136	N	N	28209 NE RONEY RD
2	080830	0770	8/24/00	289667	3060	0	7	2000	3	7018	N	N	14019 285TH CIR NE
2	080830	0810	3/28/00	293725	3370	0	7	2000	3	7700	N	N	14023 284TH CIR NE
2	080830	0190	6/9/00	305606	3410	0	7	2000	3	23258	N	N	13816 282ND CT NE
2	080830	0020	6/27/00	320769	3410	0	7	2000	3	10808	N	N	13837 282ND CT NE
2	080830	0690	4/24/00	300550	3430	0	7	2000	3	6822	N	N	14024 284TH CIR NE
2	378240	0050	6/1/01	247950	1170	480	8	1989	3	9775	N	N	26706 NE MILLER ST

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	378240	0030	4/3/01	239500	1170	390	8	1989	3	9757	N	N	26720 NE MILLER ST
2	378240	0390	2/7/01	240000	1170	470	8	1988	3	9656	N	N	26725 NE MILLER ST
2	378240	0240	9/1/00	232000	1170	380	8	1988	3	9654	N	N	26731 NE COMEGYS ST
2	378240	0110	8/3/01	289950	1210	900	8	1989	3	9914	Y	N	14633 2ND PL NE
2	182607	9020	9/19/00	435000	1270	330	8	1977	3	91040	N	N	27605 NE 150TH ST
2	155990	0120	4/13/01	234950	1300	910	8	1996	3	8306	N	N	16324 3RD AV NE
2	132606	9220	10/23/00	245500	1300	260	8	2000	3	6850	N	N	15422 3RD PL NE
2	667293	0070	3/29/00	210000	1360	0	8	1987	3	18044	N	N	27927 NE 140TH PL
2	667293	0320	4/26/01	227000	1360	0	8	1988	3	14535	N	N	27930 NE 140TH PL
2	379341	0030	4/14/00	248925	1370	420	8	2000	3	12886	N	N	27627 NE 140TH PL
2	379341	0150	9/25/01	278500	1370	420	8	1999	3	11500	N	N	27604 NE 140TH CT
2	379340	0130	1/24/01	257000	1410	0	8	1998	3	14057	N	N	27520 NE 141ST PL
2	379341	0140	11/29/01	270000	1410	0	8	1999	3	13091	N	N	27610 NE 140TH CT
2	379341	0010	3/21/00	235900	1410	680	8	1999	3	9910	N	N	27607 NE 140TH PL
2	213070	1520	7/5/01	230500	1430	0	8	1984	3	7666	Y	N	26639 NE STEWART ST
2	155990	0010	10/17/00	204000	1440	0	8	1994	3	8295	N	N	26824 NE 164TH ST
2	132606	9065	4/17/01	283500	1550	0	8	2001	3	8300	N	N	15411 3RD PL NE
2	379340	0170	11/15/01	253500	1570	0	8	1998	3	14302	N	N	27538 NE 141ST PL
2	379340	0120	3/23/01	249900	1570	0	8	1998	3	14057	N	N	27514 NE 141ST PL
2	379340	0350	10/20/00	227000	1570	0	8	1998	3	12154	N	N	27530 NE 140TH PL
2	379341	0040	3/22/00	234900	1580	0	8	1999	3	13252	N	N	27628 NE 140TH PL
2	379340	0330	9/10/01	250000	1580	0	8	1998	3	11598	N	N	27525 NE 140TH CT
2	382035	0140	1/11/01	229950	1590	0	8	2000	3	3381	Y	N	14803 1ST AV NE
2	382035	0130	6/4/01	230000	1590	0	8	2001	3	3251	N	N	14811 1ST AV NE
2	667293	0310	9/6/00	230000	1600	0	8	1988	3	14590	N	N	14003 280TH LN NE
2	667293	0290	9/8/00	226500	1610	0	8	1987	3	16211	N	N	14015 280TH LN NE
2	667293	0240	8/28/01	240000	1630	0	8	1987	3	15035	N	N	14115 280TH LN NE
2	132606	9207	2/22/00	228000	1680	0	8	1994	3	22828	N	N	26614 NE KENNEDY DR
2	378240	0040	5/31/01	254500	1680	0	8	1989	3	9766	N	N	26714 NE MILLER ST
2	213120	1145	7/20/00	238000	1700	0	8	1991	3	7500	N	N	26918 NE STEPHENS ST
2	155990	0170	5/2/00	192500	1700	0	8	1995	3	7467	N	N	26828 NE 163RD ST
2	729799	0150	8/25/00	266000	1740	0	8	1999	3	5635	N	N	27920 NE 149TH CT
2	729799	0100	11/8/00	263000	1740	0	8	1999	3	4742	N	N	27931 NE 149TH CT

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	132606	9164	1/21/00	249000	1760	0	8	1990	3	20511	N	N	14825 265TH CT NE
2	379340	0310	5/19/00	247500	1760	600	8	1998	3	11350	N	N	27507 NE 140TH CT
2	378240	0020	8/3/01	264500	1780	0	8	1989	3	9748	N	N	26726 NE MILLER ST
2	379341	0070	2/14/00	242000	1800	0	8	2000	3	12624	N	N	27606 NE 140TH PL
2	379341	0120	2/11/00	242250	1800	0	8	2000	3	12256	N	N	27626 NE 140TH CT
2	155990	0090	3/22/01	236600	1800	0	8	1995	3	6049	N	N	26815 NE 164TH ST
2	155990	0200	7/31/01	238950	1800	0	8	1995	3	4500	N	N	26812 NE 163RD ST
2	729799	0010	3/16/01	254950	1800	0	8	1999	3	4064	N	N	27815 NE 149TH CT
2	155850	0040	1/29/01	280000	1810	0	8	1999	3	5786	N	N	16307 270TH PL NE
2	729799	0190	7/26/00	259950	1810	0	8	1999	3	4400	N	N	27902 NE 149TH CT
2	729799	0130	4/17/00	279950	1810	0	8	1999	3	4110	N	N	27930 NE 149TH CT
2	382035	0020	4/4/00	225950	1820	0	8	1999	3	3899	N	N	14828 1ST AV NE
2	729799	0200	12/4/00	274950	1820	0	8	1999	3	3790	N	N	27834 NE 149TH CT
2	382035	0010	4/10/00	223950	1820	0	8	1999	3	3751	N	N	14832 1ST AV NE
2	382035	0070	6/26/00	228950	1820	0	8	1999	3	3134	N	N	14831 1ST AV NE
2	382035	0040	8/20/01	230000	1825	0	8	2001	3	3938	N	N	14816 1ST AV NE
2	382035	0030	10/23/01	242950	1825	0	8	2001	3	3863	N	N	14822 1ST AV NE
2	132606	9221	9/14/00	258977	1840	0	8	2000	3	8045	N	N	15410 3RD PL NE
2	729799	0080	10/17/00	279950	1840	0	8	1999	3	5004	N	N	27921 NE 149TH CT
2	729799	0180	8/25/00	270410	1840	0	8	1999	3	4214	N	N	27908 NE 149TH CT
2	729799	0140	8/3/00	294950	1840	0	8	1999	3	4213	N	N	27924 NE 149TH CT
2	382035	0180	4/3/01	245000	1850	0	8	2001	3	4311	N	N	14805 1ST AV NE
2	382035	0100	5/10/00	227000	1850	0	8	1999	3	3383	Y	N	14801 1ST AV NE
2	346060	0150	3/14/01	244000	1860	0	8	1989	3	15356	N	N	27405 NE 153RD PL
2	346060	0080	4/27/01	244500	1860	0	8	1989	3	14135	N	N	27302 NE 153RD PL
2	346060	0070	8/28/01	261500	1860	0	8	1989	3	13875	N	N	27306 NE 153RD PL
2	155990	0280	11/10/00	236450	1870	0	8	1996	3	6517	N	N	26823 NE 163RD ST
2	729799	0250	4/18/00	265950	1890	0	8	1999	3	5114	N	N	27816 NE 148TH PL
2	729799	0060	12/14/00	259000	1890	0	8	1999	3	4554	N	N	14814 279TH LN NE
2	729799	0090	6/16/00	283950	1890	0	8	1999	3	4537	N	N	27929 NE 149TH CT
2	213301	0010	12/14/00	254000	1910	0	8	1989	3	18375	N	N	14329 278TH AV NE
2	382035	0080	7/26/00	227950	1910	0	8	1999	3	3357	N	N	14819 1ST AV NE
2	382035	0090	7/18/00	228950	1910	0	8	1999	3	3246	Y	N	14815 1ST AV NE

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>	
2	213302	0020	8/29/00	251500	1920	0	8	1990	3	15260	N	N	27930 NE 144TH ST	
2	729799	0240	8/23/00	249950	1920	0	8	1999	3	3656	N	N	27810 NE 149TH CT	
2	729799	0230	11/10/00	233000	1920	0	8	1999	3	3638	N	N	27814 NE 149TH CT	
2	729799	0220	8/24/00	240000	1920	0	8	1999	3	3614	N	N	27822 NE 149TH CT	
2	729799	0210	11/16/00	244950	1920	0	8	1999	3	3577	N	N	27828 NE 149TH CT	
2	155850	0100	6/19/01	270000	1930	0	8	1996	3	6508	N	N	16205 270TH PL NE	
2	729799	0050	10/23/00	289950	1930	0	8	1999	3	4284	N	N	14806 279TH LN NE	
2	729799	0120	5/9/01	299500	1940	0	8	1999	3	5492	N	N	27932 NE 149TH CT	
2	729799	0120	2/15/00	284950	1940	0	8	1999	3	5492	N	N	27932 NE 149TH CT	
2	729799	0160	9/18/00	289950	1950	0	8	1999	3	6280	N	N	27916 NE 149TH CT	
2	729799	0020	9/4/01	290000	1950	0	8	1999	3	4962	N	N	27823 NE 149TH CT	
2	729799	0020	2/7/00	285950	1950	0	8	1999	3	4962	N	N	27823 NE 149TH CT	
2	729799	0070	9/14/00	294950	1980	0	8	1999	3	5735	N	N	14820 279TH LN NE	
2	729799	0110	3/13/00	294043	1980	0	8	1999	3	4915	N	N	27936 NE 149TH CT	
2	729799	0040	2/2/00	281950	1980	0	8	1999	3	4506	N	N	14817 279TH LN NE	
2	155850	0290	12/7/00	275800	2000	0	8	1997	3	5577	Y	N	27131 NE RUPARD RD	
2	379341	0130	5/21/01	279950	2020	0	8	1999	3	11236	N	N	27618 NE 140TH CT	
2	155850	0210	11/20/01	236500	2030	0	8	1997	3	5784	Y	N	16322 270TH PL NE	
2	425400	0430	8/8/00	275000	2040	0	8	1998	3	28448	N	N	28611 NE 151ST PL	
2	132606	9145	3/3/00	311000	2050	0	8	1984	3	104979	N	N	15418 275TH AV NE	
2	213301	0290	9/1/00	262000	2050	0	8	1989	3	14724	N	N	27608 NE 143RD ST	
2	132606	9219	3/12/01	297000	2065	0	8	2001	3	7795	N	N	15423 3RD PL NE	
2	667293	0150	3/26/01	252950	2070	0	8	1988	3	18746	N	N	14008 280TH LN NE	
2	729799	0170	2/22/01	277500	2080	0	8	2000	3	4274	N	N	27912 NE 149TH CT	
2	080830	0330	7/20/01	288000	2130	0	8	2001	3	19195	N	N	13811 283RD CT NE	
2	213302	0050	8/22/01	279990	2210	0	8	1990	3	15260	N	N	28028 NE 144TH ST	
2	132606	9027	5/10/01	725110	2260	0	8	1955	3	219106	N	N	26530 NE VIRGINIA ST	
2	155850	0090	2/14/00	246000	2280	0	8	1997	3	6299	Y	N	16209 270TH PL NE	
2	080830	0370	8/13/01	299990	2305	0	8	2001	3	6466	N	N	13802 283RD CT NE	
2	080830	0550	8/27/01	301990	2305	0	8	2001	3	6300	N	N	28409 NE 138TH PL	
2	080830	0320	11/26/01	299990	2305	0	8	2001	3	5830	N	N	13809 283RD CT NE	
2	213301	0300	3/30/01	275000	2310	0	8	1989	3	14540	N	N	27620 NE 143RD ST	
2	278725	0010	9/25/01	375000	2330	0	8	1996	3	14867	N	N	27227 NE 142ND CT	

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	213302	0130	9/5/01	289900	2410	0	8	1990	3	18921	N	N	28305 NE 144TH ST
2	080830	0830	9/5/00	260815	2490	0	8	2000	3	13452	N	N	14203 BATTEN RD NE
2	080830	0270	7/17/00	279950	2490	0	8	1999	3	8515	N	N	28312 NE 138TH PL
2	080830	0340	4/9/01	300691	2495	0	8	2001	3	19072	N	N	13812 283RD CT NE
2	080830	0260	11/13/00	291595	2495	0	8	2001	3	9825	N	N	23808 NE 138TH PL
2	080830	0570	12/11/00	294668	2495	0	8	2001	3	6930	N	N	28335 NE 138TH PL
2	080830	0360	11/6/00	280000	2495	0	8	2001	3	6611	N	N	13806 283RD CT. NE
2	080830	0560	10/26/01	311000	2495	0	8	2001	3	6300	N	N	28405 NE 138TH PL
2	080830	0510	4/24/01	306720	2495	0	8	2001	3	6300	N	N	28429 NE 138TH PL
2	080830	0540	10/18/01	304160	2495	0	8	2001	3	6300	N	N	28413 NE 138TH PL
2	080830	0350	9/10/01	307054	2495	0	8	2001	3	6282	N	N	13810 283RD CT NE
2	080830	0420	2/16/00	284950	2520	0	8	2000	3	12309	N	N	13809 284TH CT NE
2	080830	0280	6/27/00	285794	2520	0	8	2000	3	7951	N	N	28320 NE 138TH PL
2	425400	0290	4/19/01	320000	2530	0	8	1998	3	16200	N	N	15131 286TH AV NE
2	425400	0210	10/10/00	335000	2530	0	8	1997	3	16200	N	N	15202 285TH AV NE
2	425400	0230	5/5/00	329000	2530	0	8	1997	3	16200	N	N	15112 285TH AV NE
2	425400	0540	6/19/01	338000	2530	0	8	1997	3	14178	N	N	15218 287TH AV NE
2	278725	0300	10/17/01	325000	2530	0	8	1995	3	14038	N	N	27318 NE 142ND CT
2	425400	0640	10/10/00	314950	2530	0	8	1997	3	13098	N	N	15309 287TH AV NE
2	425400	0090	5/25/01	339950	2530	0	8	1998	3	12358	N	N	28422 NE 151ST ST
2	080830	0230	6/16/00	290900	2670	0	8	1999	3	9742	N	N	13827 282ND CT NE
2	732580	0190	8/31/00	330000	2700	0	8	1973	3	165528	Y	N	14320 268TH AV NE
2	278725	0190	3/17/00	334950	2860	0	8	1995	3	14000	N	N	27315 NE 143RD CT
2	278725	0120	10/23/00	344000	2950	0	8	1996	3	15854	N	N	14326 274TH PL NE
2	080830	0210	1/23/01	274900	2990	0	8	1999	3	20900	N	N	13817 282ND CT NE
2	080830	0180	9/12/00	305740	3040	0	8	2000	3	12522	N	N	13820 282ND CT NE
2	278725	0230	5/19/00	354000	3120	0	8	1995	3	14000	N	N	27312 NE 143RD PL
2	278725	0030	2/23/01	375000	3250	0	8	1996	3	14405	N	N	27323 NE 142ND CT
2	278725	0320	5/1/00	375000	3250	0	8	1996	3	14396	N	N	27228 NE 142ND CT
2	329690	0010	8/13/01	294625	1880	0	9	1994	3	14209	N	N	14907 275TH PL NE
2	147280	0310	2/23/00	257500	1890	0	9	1992	3	14021	N	N	28120 NE 147TH PL
2	147280	0380	8/11/00	279950	1920	0	9	1990	3	14791	N	N	28320 NE 147TH CT
2	421350	0080	11/9/00	255000	2010	0	9	2000	3	11642	N	N	14202 283RD PL NE

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2 155850	0030	0030	4/10/01	280000	2010	0	9	1999	3	6546	N	N	16317 270TH PL NE
2 155850	0030	0030	1/27/00	250000	2010	0	9	1999	3	6546	N	N	16317 270TH PL NE
2 155850	0190	0190	3/30/00	239900	2060	0	9	1999	3	6221	Y	N	16308 270TH PL NE
2 138350	0090	0090	8/23/01	285000	2080	0	9	1995	3	14068	N	N	14037 278TH PL NE
2 144355	0050	0050	9/19/00	289950	2120	0	9	1999	3	10536	N	N	27616 NE 145TH PL
2 144355	0110	0110	3/29/00	295000	2140	0	9	1999	3	12110	N	N	27709 NE 145TH PL
2 147280	0150	0150	4/11/00	292000	2160	0	9	1990	3	11894	N	N	14710 281ST AV NE
2 147280	0420	0420	4/24/01	306000	2170	0	9	1990	3	14014	N	N	28307 NE 147TH CT
2 147280	0130	0130	5/23/00	297000	2190	0	9	1990	3	11818	N	N	28121 NE 147TH PL
2 213302	0210	0210	10/30/00	277500	2200	0	9	1992	3	16198	N	N	14309 282ND PL NE
2 155850	0050	0050	2/11/00	284500	2200	0	9	1999	3	7074	N	N	16301 270TH PL NE
2 329690	0210	0210	9/7/00	297000	2250	0	9	1991	3	14162	N	N	27532 NE 149TH LN
2 144355	0140	0140	4/4/00	299950	2250	0	9	1999	3	12558	N	N	27731 NE 145TH PL
2 138350	0100	0100	11/22/00	313500	2290	0	9	1995	3	14002	N	N	14029 278TH PL NE
2 131330	0350	0350	3/6/00	285000	2300	0	9	1991	3	14058	N	N	14918 280TH PL NE
2 421350	0120	0120	8/22/00	290000	2300	0	9	1994	3	14000	N	N	28225 NE 140TH PL
2 077680	0020	0020	9/15/00	309000	2320	0	9	1998	3	14002	N	N	14018 277TH PL NE
2 329690	0080	0080	8/14/01	320000	2330	0	9	1993	3	14267	N	N	14509 275TH PL NE
2 147280	0200	0200	11/12/01	337000	2330	0	9	1991	3	14129	N	N	28115 NE 145TH CT
2 421350	0070	0070	4/4/00	328000	2330	0	9	1999	3	12433	N	N	14205 283RD PL NE
2 144355	0120	0120	2/22/00	305250	2330	0	9	1999	3	12114	N	N	27715 NE 145TH PL
2 131330	0190	0190	4/28/00	325000	2340	0	9	1992	3	14001	N	N	14830 283RD PL NE
2 147280	0320	0320	5/24/00	284000	2350	0	9	1992	3	15996	N	N	14720 282ND AV NE
2 077680	0030	0030	9/25/00	304000	2350	0	9	1997	3	14069	N	N	14026 277TH PL NE
2 144355	0010	0010	3/21/00	296500	2360	0	9	1999	3	12149	N	N	27732 NE 145TH PL
2 131330	0150	0150	3/7/01	334500	2390	0	9	1993	3	14012	N	N	14809 283RD PL NE
2 131330	0100	0100	9/27/00	320000	2390	0	9	1992	3	14005	N	N	28205 NE 148TH PL
2 131330	0010	0010	7/6/00	318000	2410	0	9	1991	3	14007	N	N	14931 280TH PL NE
2 421350	0030	0030	7/2/01	305555	2410	0	9	1996	3	14000	N	N	28216 NE 140TH PL
2 144355	0060	0060	1/6/00	305950	2420	0	9	1999	3	13891	N	N	27610 NE 145TH PL
2 147280	0140	0140	4/13/01	329000	2420	0	9	1990	3	11951	N	N	14616 281ST AV SE
2 138350	0040	0040	7/12/01	320000	2420	0	9	1996	3	11205	N	N	14034 278TH PL NE
2 147280	0300	0300	9/7/00	319999	2430	0	9	1991	3	14040	N	N	28112 NE 147TH PL

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	147280	0500	4/12/00	290294	2450	0	9	1993	3	14040	N	N	28316 NE 146TH ST
2	421350	0110	7/3/01	379000	2470	0	9	1993	3	14030	N	N	13929 283RD AV NE
2	131330	0420	7/16/01	339000	2490	0	9	1992	3	14040	N	N	14829 283RD PL NE
2	132606	9163	6/9/00	295000	2500	0	9	1991	3	13426	Y	N	14810 265TH CT NE
2	131330	0330	2/5/01	315950	2510	0	9	1992	3	14022	N	N	14907 281ST PL NE
2	077680	0010	6/8/00	317500	2530	0	9	1998	3	14315	N	N	14010 277TH PL NE
2	856745	0030	8/17/01	367950	2555	0	9	2001	3	10080	N	N	27820 NE 154TH ST
2	077680	0080	3/30/01	319950	2590	0	9	1997	3	14002	N	N	14027 277TH PL NE
2	856745	0020	6/20/01	395000	2690	0	9	2001	3	10080	N	N	27812 NE 154TH ST
2	856745	0110	2/21/01	399900	3130	0	9	2000	3	10200	N	N	15402 279TH PL NE
2	856745	0120	5/18/01	424900	3180	0	9	2000	3	10200	N	N	15330 279TH PL NE
2	856745	0090	5/8/01	422158	3250	0	9	2001	3	9927	N	N	15414 279TH PL NE
2	152270	0010	6/20/00	320000	2130	0	10	1998	3	14001	N	N	28406 NE 149TH PL
2	856803	0260	11/15/00	360000	2240	0	10	1997	3	14433	N	N	15604 MANION WY NE
2	152270	0030	8/24/01	345500	2260	0	10	1998	3	14006	N	N	28430 NE 149TH PL
2	856801	0230	10/26/00	390000	2300	0	10	1995	3	18003	N	N	28112 NE 152ND PL
2	856801	0070	4/24/01	350450	2320	0	10	1997	3	17500	N	N	28013 NE 153RD PL
2	856803	0010	5/19/00	377900	2400	0	10	1997	3	17991	N	N	15615 MANION WY NE
2	856801	0040	11/27/00	347000	2410	0	10	1995	3	16275	N	N	15223 MANION WY NE
2	152270	0040	5/18/00	344950	2410	0	10	1999	3	14001	N	N	28504 NE 149TH PL
2	856803	0060	9/14/00	352000	2470	0	10	1996	3	15150	N	N	15807 MANION WY NE
2	856802	0080	5/2/01	372000	2520	0	10	1998	3	15552	N	N	27723 NE 156TH PL
2	856801	0330	11/9/00	359950	2560	0	10	1995	3	15459	N	N	15114 283RD PL NE
2	856802	0400	7/24/00	506000	2580	920	10	2000	3	17357	N	N	16030 277TH PL NE
2	856802	0360	10/4/00	449950	2600	0	10	1999	3	18593	N	N	16007 277TH PL NE
2	856802	0470	8/1/00	399950	2670	0	10	1999	3	18862	N	N	15810 277TH AV NE
2	856745	0080	6/8/01	409950	2755	0	10	2001	3	11612	N	N	15420 279TH PL NE
2	856802	0570	6/23/00	394950	2760	0	10	1996	3	15414	N	N	27826 NE 156TH PL
2	856802	0380	9/8/00	405000	2810	0	10	1999	3	23609	N	N	16031 277TH PL NE
2	856802	0030	12/14/00	407000	2810	0	10	1996	3	17184	N	N	27827 NE 156TH PL
2	856802	0510	7/19/01	425000	2820	0	10	1999	3	15255	N	N	15704 278TH AV NE
2	856802	0100	11/28/00	400000	2850	0	10	1998	3	15499	N	N	27633 NE 156TH PL
2	856803	0130	3/15/00	519950	2880	1100	10	1999	3	16902	N	N	15932 MANION WY NE

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	856803	0140	3/6/01	515000	2960	860	10	1999	3	19354	N	N	15417 MANION WY NE
2	856802	0280	2/9/00	419000	3030	0	10	1999	3	14285	N	N	27614 NE 158TH PL
2	856802	0460	9/18/00	465950	3040	0	10	1999	3	15241	N	N	15822 277TH AV NE
2	856802	0500	9/20/01	457500	3050	0	10	1999	3	14923	N	N	15714 278TH AV NE
2	856802	0410	1/21/00	449950	3190	0	10	1999	3	18400	N	N	16024 277TH PL NE
2	856745	0100	4/27/01	418000	3270	0	10	2000	3	9862	N	N	15408 279TH PL NE
2	856803	0200	9/26/00	485000	3300	0	10	1999	3	24500	N	N	15806 MANION WY NE
2	856803	0190	11/30/00	507000	3350	0	10	1999	3	24500	N	N	15818 MANION WY NE
2	856803	0210	11/8/00	415000	3360	0	10	1998	3	27918	N	N	15730 MANION WY NE
2	856802	0450	5/22/00	470000	3550	0	10	1999	3	14520	N	N	15906 277TH AV NE
2	856803	0160	6/29/00	516950	3590	0	10	1999	3	29400	N	N	15912 MANION WY NE
2	856802	0440	5/17/00	503000	3650	0	10	1999	3	14573	N	N	27705 MANION WY NE
2	856803	0170	9/20/00	529950	3690	0	10	1999	3	30625	N	N	15902 MANION WY NE
4	865830	0745	6/19/00	175000	890	0	5	1913	3	5000	N	N	32215 E BIRD ST
4	865830	0960	8/1/01	183500	920	0	5	1915	3	10000	N	N	32057 E REITZE ST
4	865830	3390	8/15/00	177500	1180	0	5	1926	3	7500	N	N	31752 W BIRD ST
4	865830	2670	3/17/00	139900	700	0	6	1962	3	7500	N	N	31952 BAGWELL ST
4	117000	0190	2/16/00	155500	910	0	6	1978	3	9900	N	N	4931 327TH AV NE
4	117000	0060	8/23/01	182200	1000	0	6	1978	4	9900	N	N	4929 326TH AV NE
4	865830	1155	7/12/01	170000	1030	0	6	1984	3	7500	N	N	32117 E RUTHERFORD ST
4	117000	0140	12/17/01	190000	1060	0	6	1978	3	9900	N	N	4914 326TH AV NE
4	865830	0115	7/5/00	171600	1100	0	6	1977	3	7500	N	N	32331 W MORRISON ST
4	865830	0025	11/16/00	165000	1100	0	6	1977	3	7500	N	N	4952 MILWAUKEE AV
4	865830	0925	9/25/01	165000	1170	0	6	1962	3	7500	N	N	32133 E REITZE ST
4	865830	0230	9/25/00	162000	1200	0	6	1978	3	7500	N	N	32246 E RUTHERFORD ST
4	117000	0400	10/26/00	174900	1400	0	6	1984	4	9670	N	N	4703 328TH AV NE
4	117000	0330	5/15/00	166222	1650	0	6	1970	4	9769	N	N	32761 NE 50TH ST
4	865830	1645	9/25/00	289950	1820	0	6	1918	3	24743	N	N	32124 W MORRISON ST
4	865830	3555	7/6/01	210000	1860	0	6	1946	3	7600	N	N	31650 W ENTWISTLE ST
4	721133	0070	2/28/00	180000	900	480	7	1979	3	8400	N	N	32115 REGAL ST
4	721136	0060	3/26/01	179250	930	0	7	1983	3	12730	N	N	32009 PALACE CT
4	721136	0240	8/10/01	195000	960	0	7	1985	3	13681	N	N	4410 ROYAL CT
4	865710	0100	5/19/00	209950	980	640	7	1975	3	16734	Y	Y	32220 NE 32ND ST

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	721134	0170	6/26/00	193000	980	440	7	1980	3	10578	N	N	4102 KINGS CT
4	721134	0150	2/9/00	197500	980	650	7	1980	5	10042	N	N	4200 KINGS CT
4	721135	0060	2/25/01	194000	1010	0	7	1980	3	14238	N	N	32200 QUEENS CT
4	721133	0180	10/19/01	182000	1010	0	7	1979	3	10000	N	N	4099 KINGS CT
4	721133	0150	7/24/00	177000	1010	0	7	1979	3	8752	N	N	32106 E BLANCHE ST
4	865630	0145	3/21/01	228950	1060	520	7	2000	3	9375	N	N	5810 320TH AV NE
4	721136	0220	9/14/01	179950	1070	0	7	1985	3	8500	N	N	4402 ROYAL CT
4	865630	0165	7/19/01	229990	1100	420	7	1997	3	9375	N	N	5820 320TH AV NE
4	721135	0070	5/17/00	162000	1140	0	7	1980	3	10647	N	N	32202 QUEENS CT
4	138930	0120	6/5/01	235000	1250	0	7	1997	3	22109	N	N	32560 NE 46TH PL
4	138931	0110	9/6/01	278500	1410	0	7	1997	3	18023	N	N	5037 326TH PL NE
4	865830	1615	12/13/00	196000	1410	0	7	1996	3	8249	N	N	4928 SPILLMAN AV
4	865830	0480	10/22/01	195000	1530	0	7	1976	3	9000	N	N	32315 E REITZE ST
4	721136	0010	5/8/01	210000	1555	0	7	1982	3	10065	N	N	4407 REGAL ST
4	138930	0090	4/2/01	252950	1590	0	7	1997	3	18013	N	N	4601 325TH AV NE
4	865630	0380	11/24/01	226950	1650	0	7	1998	3	13816	N	N	31928 NE 55TH ST
4	138930	0070	3/16/00	238000	1690	0	7	1997	3	21789	N	N	32512 NE 46TH PL
4	138930	0190	5/9/00	245000	1690	0	7	1996	3	18028	N	N	32527 NE 46TH PL
4	138930	0180	10/12/01	275000	1830	0	7	1997	3	21852	N	N	32535 NE 46TH PL
4	865630	0080	6/12/01	259950	1850	0	7	1992	3	16535	N	N	5624 320TH AV NE
4	865630	0110	10/26/00	249950	1630	0	8	2000	3	15144	N	N	5514 320TH AV NE
4	865630	0120	7/24/01	244950	1630	0	8	2000	3	14303	N	N	5506 320TH AV NE
4	816101	0170	3/23/00	263000	1900	0	8	1993	3	21787	N	N	32880 NE 40TH CIR
4	816100	0160	3/24/01	275000	1970	0	8	1992	3	22693	N	N	32800 NE 43RD CIR
4	865830	0550	4/3/01	271000	1985	0	8	2000	3	10000	N	N	4646 SPILLMAN AV
4	156196	0100	5/8/01	280000	2000	0	8	1998	3	18062	N	N	325TH AV NE
4	733296	0020	6/27/00	279950	2040	0	8	2000	3	20257	N	N	33446 NE 42ND ST
4	733296	0080	1/13/00	272950	2090	0	8	1999	3	24820	N	N	33535 NE 42ND ST
4	733296	0010	7/7/00	295000	2100	0	8	1999	3	23055	N	N	33412 NE 42ND ST
4	733296	0170	2/7/01	289000	2100	0	8	1999	3	21195	N	N	33386 NE 42ND ST
4	156196	0080	6/7/01	307950	2100	0	8	1998	3	18077	N	N	4375 325TH AV NE
4	816100	0050	2/18/00	280000	2200	0	8	1993	3	21802	N	N	33070 NE 43RD PL
4	816102	0220	3/20/01	290000	2210	0	8	1994	3	21781	N	N	99999 326TH AV NE

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	816101	0050	5/22/00	280000	2270	0	8	1993	3	22004	N	N	33090 NE 40TH PL
4	733296	0030	5/15/01	310500	2290	0	8	1999	3	22121	N	N	33468 NE 42ND ST
4	816100	0310	4/3/00	284000	2290	0	8	1993	3	21945	N	N	33050 NE 42ND PL
4	816101	0160	9/20/01	304000	2290	0	8	1993	3	21780	N	N	32850 NE 40TH CIR
4	816101	0020	6/15/00	277500	2290	0	8	1993	3	21780	N	N	32970 NE 40TH PL
4	733295	0070	4/13/01	284950	2360	0	8	1998	3	21782	N	N	33411 NE 43RD PL
4	733296	0050	1/30/01	310000	2390	0	8	1999	3	22973	N	N	33512 NE 42ND ST
4	733296	0050	3/10/00	293500	2390	0	8	1999	3	22973	N	N	33512 NE 42ND ST
4	733296	0160	8/23/01	342000	2390	0	8	1999	3	22524	N	N	33342 NE 42ND PL
4	733296	0160	1/27/00	294950	2390	0	8	1999	3	22524	N	N	33342 NE 42ND PL
4	733296	0190	2/25/00	289000	2390	0	8	1999	3	22259	N	N	4207 334TH AV NE
4	816102	0030	5/30/01	310000	2410	0	8	1994	3	21781	N	N	4420 326TH AV NE
4	816100	0270	8/21/00	295000	2450	0	8	1992	3	23050	N	N	32879 NE 42ND ST
4	816100	0280	2/7/00	307000	2450	0	8	1992	3	21805	N	N	32910 NE 42ND PL
4	816102	0140	5/11/01	349950	2670	0	8	2001	3	21781	N	N	4184 327TH PL NE
4	816102	0050	11/13/00	307000	2690	0	8	1994	3	21883	N	N	4352 326TH AV NE
4	856220	0060	3/13/01	341000	2830	0	8	1997	3	23562	N	N	31591 W MORRISON CT
4	152507	9084	3/27/01	335000	2285	0	9	2001	3	33308	N	N	33383 NE 42ND PL
4	816102	0410	6/22/01	300000	2610	0	9	1996	3	21781	N	N	4039 325TH AV NE

*Vacant Sales Available to Develop the Valuation Model*  
**Area 94**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	182607	9015	6/3/00	130000	206910	N	N	
2	182607	9070	6/18/01	111000	464349	N	N	
2	212970	0290	9/28/00	130000	204296	N	N	
2	213190	0205	9/25/00	69247	16189	N	N	
2	421350	0080	6/1/00	95000	11642	N	N	14202 283RD PL NE
2	856745	0050	6/7/01	115000	10015	N	N	
2	856745	0060	4/9/01	115000	12831	N	N	15415 279TH PL NE
2	856745	0140	7/3/01	110000	10189	N	N	
2	856745	0150	7/3/01	110000	10224	N	N	
4	152507	9012	5/7/01	190000	888624	Y	N	
4	152507	9017	10/5/00	213750	1006236	Y	N	
4	152507	9060	6/27/01	90000	63597	N	N	
4	152507	9073	11/13/00	213750	871200	Y	N	
4	152507	9074	6/22/00	213750	871200	Y	N	
4	152507	9074	12/11/01	130500	871200	Y	N	
4	152507	9075	4/23/01	175750	984891	Y	N	
4	152507	9076	3/15/00	250000	871200	Y	N	
4	152507	9077	6/15/01	134000	984891	Y	N	
4	152507	9078	12/4/00	156750	945252	Y	N	
4	152507	9079	3/15/00	204250	908215	N	N	
4	152507	9080	8/3/00	234000	1042715	Y	N	
4	152507	9081	9/5/00	260000	871200	Y	N	
4	152507	9082	8/18/00	266000	945252	Y	N	
4	865710	0030	9/10/00	61000	23682	N	Y	
4	865830	0550	2/1/00	72500	10000	N	N	4646 SPILLMAN AV